

CEDA Regional Planning Commission
Regular Meeting – 2 p.m.
Thursday, May 4, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

1. Minutes – April 6, 2006 (Regular)

*Discussion &
Action*

2. Rezoning Case
S-2006-3

Jay and Mary Foster
Springfield Township ~ 46.51 acres
4255 Old Columbus Rd.
A to R-1 (Single Family Residential District)

*Discussion &
Action*

3. Staff Comments

Discussion

4. Adjournment

Action

www.clarkcountyohio.gov/planning

Minutes

Central CEDA Regional Planning Commission

Regular Meeting ~ 2 p.m.
Thursday, April 6, 2006

Administration Building of the former Springview Center
3130 East Main Street
Springfield, OH 45505

Mr. Max Cordle, Chairperson of the Central CEDA Regional Planning Commission of Clark County Ohio, called the meeting to order at 2:00 p.m.

Present: Mr. Max Cordle, Mr. Gene Barnett, Mr. Michael Hanlon, Mrs. Kim Marshall (arrived 2:01), Ms. Sally Riley, and Mr. Michael Spradlin.

Absent: Mr. Dan Kelly.

RPC: 4-13-2006: Minutes ~ February 2, 2006 (Regular Meeting)

Motion by Ms. Riley, seconded by Mr. Barnett to approve the minutes as printed.

VOTE: Motion carried unanimously.

06-ZA-2 ~ Zoning Amendments ~ Shooting Range ~ City of Springfield

Heather Whitmore, Planning and Zoning Administrator for the City of Springfield, explained that the handouts itemize the changes to the code. Shooting ranges are an important issue in the city. It has been a struggle to locate them in appropriate places and regulate them appropriately. To accomplish this, the following text changes are proposed:

- Modify the Commercial Recreational uses definition. Target and shooting ranges are rolled into the Commercial Recreational uses definition, so wherever you can put a commercial recreational use in the city, you can put a shooting range.
- Add definitions of "indoor shooting range" and "outdoor shooting range".
- Add definitions of "public nuisance" and "private nuisance".
- Add indoor and outdoor shooting ranges to the specific uses section.
 - The first section specifically targets "noise". These standards come directly from the NRA guidelines for shooting ranges.
 - The second section lists specific uses for an indoor shooting range.
 - The third section lists specific uses for an outdoor shooting range.
- Modify the four zones in the zoning code that will be available for placement of shooting ranges. In these zones, "shooting ranges" are added as conditional uses only. It will have to go through the Board of Zoning Appeals.

There was a brief discussion regarding the Springfield Youth Foundation indoor shooting range which is located in Springfield Township.

Mr. Barnett asked for a definition of "impulsive sounds" (section 6b).

Ms. Whitmore responded that it consists of pulses interrupted by periods of silence.

There was a discussion regarding the section on shooting range hours (section 6c). Ms. Whitmore explained that these come directly from NRA guidelines. Board members suggested that the language could be clearer.

Mr. Farnsworth asked if the definitions for indoor and outdoor shooting ranges include archery.

Ms. Whitmore responded that archery was intentionally removed to not interfere with any activities that go on in schools, the YMCA, etc.

RPC: 4-14-2006: 06-ZA-2 ~ Zoning Amendments ~ Shooting Range ~ City of Springfield

Motion by Mr. Barnett, seconded by Mr. Spradlin to recommend Approval of the proposed zoning amendments to the Springfield City Commission.

VOTE: Motion carried unanimously.

06-ZA-3 ~ Zoning Amendments ~ Conditional Use ~ City of Springfield

Heather Whitmore, Planning and Zoning Administrator for the City of Springfield, presented the staff report on the proposed zoning amendments. The present conditional use language does not give a great deal of guidance to either the applicant or to the decision making body. Furthermore, it does not clearly authorize the board to place specific conditions of operation on a conditional use.

RPC: 4-15-2006: 06-ZA-3 ~ Zoning Amendments ~ Shooting Range ~ City of Springfield

Motion by Ms. Riley, seconded by Mrs. Marshall to recommend Approval of the proposed zoning amendments to the Springfield City Commission.

VOTE: Motion carried unanimously.

06-ZA-4 ~ Zoning Amendments ~ Shooting Range ~ City of Springfield

Heather Whitmore, Planning and Zoning Administrator for the City of Springfield, presented the staff report on the proposed zoning amendments. She explained that presently in CC-2 (Community Commercial District) "hotel" is not permitted (not even as a conditional use). There are CC-2 areas along Bechtel Ave., on the south end of Limestone St., and on East Main Street. Presently, CH-1 districts (highway interchange districts) are the only zoning districts where hotels are permitted.

RPC: 4-16-2006: 06-ZA-4 ~ Zoning Amendments ~ CC-2 Hotel ~ City of Springfield

Motion by Mr. Hanlon, seconded by Ms. Riley to recommend Approval of the proposed zoning amendments to the Springfield City Commission.

VOTE: Motion carried unanimously.

Staff Comments:

Adjournment

RPC: 4-17-2006: Adjournment

Motion Ms. Riley, seconded by Mr. Barnett to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:29 p.m.

Mr. Max Cordle, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Rezoning Case # S-2006-3

To: CEDA Regional Planning Commission	Date of Meeting: May 4, 2006
From: Planning Staff	Date of Report: April 27, 2006

Applicant: Jay & Mary Foster

Owner: Jay & Mary Foster

Request Action: Rezone from- A (Agricultural District) to
R-1 (Single Family Residential District)

Purpose: To split off three lots

Location: SPRINGFIELD TWP. - 4255 Old Columbus Rd.

Size: 25± acres

Existing Land Use: House and farm

Surrounding Land Use and Zoning

	<i>Land Use</i>	<i>Zoned</i>
<i>North</i>	residential & agriculture	R-1 (Single Family Residential) & A (Agricultural)
<i>South</i>	State of Ohio natural area & residential	A (Agricultural), R-1 (Single Family Residential), & B-3 (General Business)
<i>East</i>	residential & State of Ohio natural area	A (Agricultural)
<i>West</i>	residential	A (Agricultural) & R-1 (Single Family Residential)

ANALYSIS

This property was zoned A (Agricultural District) as part of the original adopted zoning map.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone the property located at 4225 Old Columbus Road from Agricultural zoning to R-1, Residential zoning for the purpose of subdividing the property. There is an existing residence and various outbuildings located on site presently.

Access to a major roadway (Old Columbus Road) is directly available, provided the applicant secures an access permit from the Clark County Engineer for each location. The sight distance appears adequate and no restrictions are required.

Drainage appears adequate under the present use and no major issues are expected to limit or restrict the applicant from the requested use. It should be noted that a portion of the property situated along Beaver Creek is within the 100-year floodplain. In addition, the soils along Beaver Creek may not be conducive to residential development.

Based upon our review of access and drainage, there are no objections to the requested change subject to Springfield Township's zoning requirements.

(See April 24, 2006 letter)

County Combined Health District

The Clark County Combined Health District has performed a soil analysis on this property. The results of the analysis indicate the soil was suitable for on-site sewage disposal.

(See April 12, 2006 memo)

Planning Department

The **CROSSROADS** Comprehensive Land Use Plan indicates this area is Rural residential development (1 dwelling per acre or less - gross density) which should be directed to portions of Moorefield and Springfield townships. These specific areas are north of Moorefield Road, east of Buck Creek State Park and south of I-70. A clustered, open-space design to residential subdivisions should be stressed, with significant open space components permanently set aside to minimize visual and environment impact. Alternative technologies for wastewater treatment and disposal should be considered where sanitary sewer is unavailable.

The Applicant has requested rezoning of this property to R-1 to permit the creation of two 2 acre lots and one 25 acre lot due to the fact that the Springfield Township Zoning Regulations require a minimum lot size of 5 acres with a minimum frontage of 350 feet in the A (Agricultural District). The land to the south and farther to the east is a natural area owned by the State of Ohio. The proposed uses should not impact this area.

RECOMMENDATION

Since this request is compatible with the surrounding uses and complies with the **CROSSROADS** Comprehensive Plan, the Staff recommends approval of this rezoning.

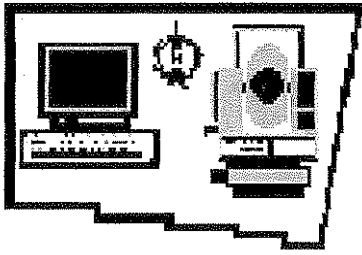
Attachments:

County Engineer's letter

County Health District memo

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

April 24, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request S 2006-3**
26 acres from A to R-1 Residential
4225 Old Columbus Road

Mr. Tritle,

The County Engineer has reviewed the request to rezone the property located at 4225 Old Columbus Road from Agricultural zoning to R-1, Residential zoning for the purpose of subdividing the property. There is an existing residence and various outbuildings located on site presently.

Access to a major roadway (Old Columbus Road) is directly available, provided the applicant to secures an access permit from the Clark County Engineer for each location. The sight distance appears adequate and no restrictions are required.

Drainage appears adequate under the present use and no major issues are expected to limit or restrict the applicant from the requested use. It should be noted that a portion of the property situated along Beaver Creek is within the 100-year floodplain. In addition, the soils along Beaver Creek may not be conducive to residential development.

Based upon our review of access and drainage, there are no objections to the requested change subject to Springfield Township's zoning requirements.

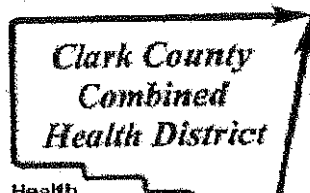
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Paul W. DeButy P.E. – Deputy – Engineering/Planning
Ned G. Weber, Deputy – Operations/Maintenance
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent

Donald Boyle – Road Superintendent
Mark Niccolini – Drainage Maintenance Superintendent
Lew Richards – Traffic Supervisor
William A. Pierce, P.S. – LIS Director



Health
Commissioner

Charles A. Patterson, R.S., MBA

Clark County Combined Health District
528 East Home Road
Springfield, Ohio 45503

Main: (937) 390-5600
Email: health@ccchd.com

Fax: (937) 390-5625
TDD: (937) 390-5605

Help Me Grow

Main: (937) 322-2098

Fax: (937) 322-4189



2430 Van Buren Avenue
Springfield, OH 45505

April 12, 2006

Phil Tritle
Clark County Planning Commission
25 W. Pleasant Street
Springfield, OH 45506

Dear Mr. Tritle,

The Clark County Combined Health District has performed a soil analysis on the following lot(s), for the purposes of a lot split:

Owner: Jay and Mary Foster
Location: 4255 Old Columbus Road
Date: March 14, 2006

The results of the analysis indicate that:

- ☒ The soil was **suitable** for an on-site sewage disposal system.
☐ The soil was **unsuitable** for an on-site sewage disposal system.

Additional comments:

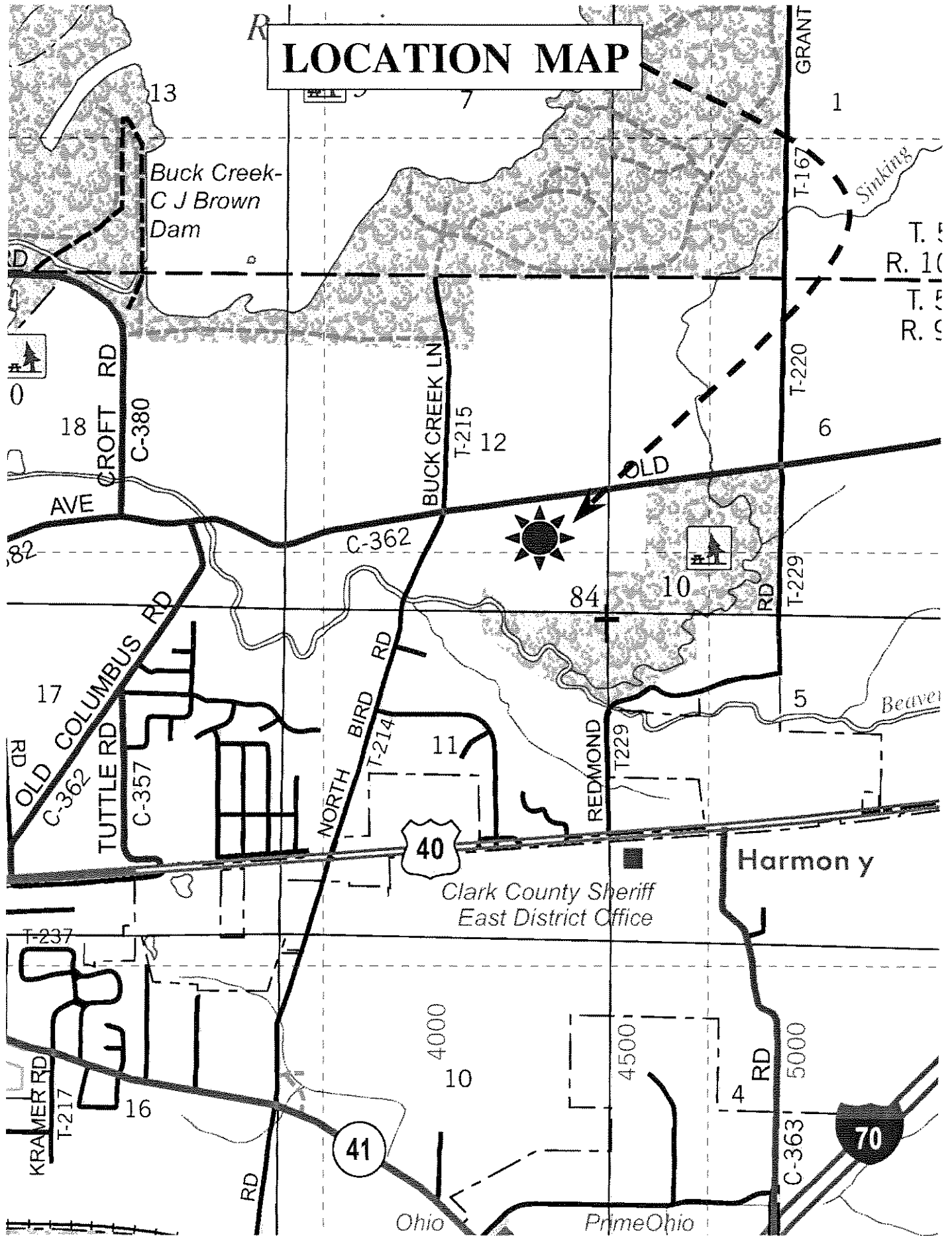
This report is respectfully submitted by

R.S.

Board of Health

Richard Colvin Cathy Crompton, DDS Susan Weaver, RN, President Harry Elliott Richard Foster Shelia Rice Vestrice Smith Dan Young

LOCATION MAP



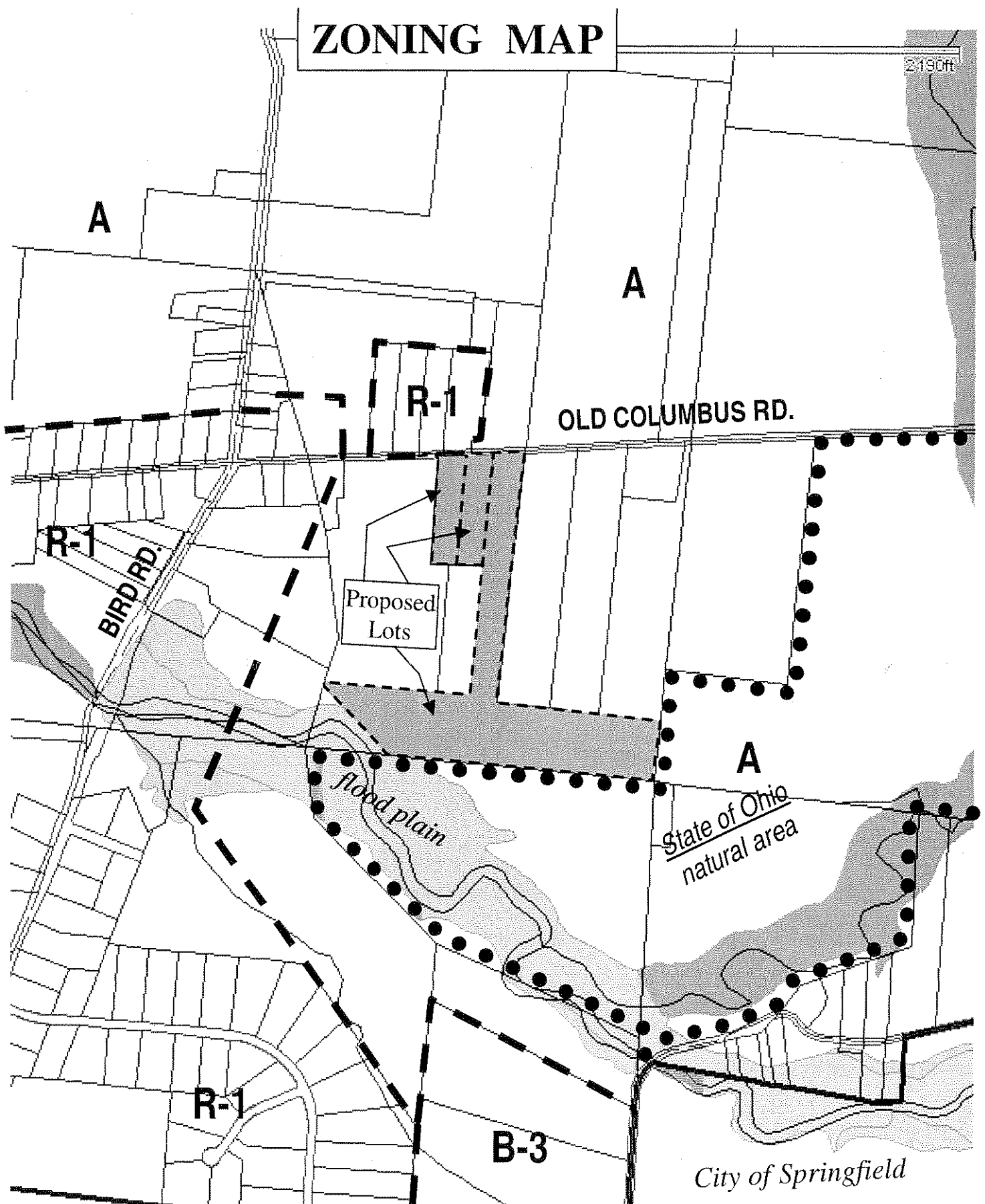
REZONING
A to R-1

25+ ac.

4255 OLD COLUMBUS RD.
Springfield Twp.

ZONING MAP

2190ft



REZONING
A to R-1

25± ac.

4255 OLD COLUMBUS RD.
Springfield Twp.